

MINUTES

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting held in Commissioners Meeting Room,

Third Floor, Historic Court House,

Boonville, IN

Monday, March 13, 2017, 6:00 PM

PLEDGE OF ALLEGIANCE : A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Guy Gentry, President; Bill Byers, Bob Johnson, Amanda Mosiman, David Hachmeister, Jeff Valiant and Jeff Willis.

Also present were Morrie Doll, Attorney, Sheila Lacer, Assistant Director and Molly Barnhill, Staff.

MEMBERS ABSENT: None.

MINUTES: Upon a motion by Jeff Valiant and seconded by Jeff Willis, the Minutes from the last regular meeting held February 13, 2017, were approved as circulated.

The President explained the Rules of Procedure to the audience.

SUBDIVISIONS FOR PRIMARY PLAT APPROVAL:

PP-17-03 – Water’s Edge Subdivision Sec. V by Jeffrey W. & Sarah B. Claycomb. 10.676 acres located on the W side of Asbury Cemetery Rd. 0’ N of the intersection formed by Welte Rd (N 300) & Asbury Cemetery Rd.(W 950) being a replat of Lot 71 Water’s Edge Sub. Sec. III, Campbell Twp. *Advertised in the Standard March 2, 2017.*

Don Gries, Easley Engineering was present.

The President called for a staff report.

Mrs. Lacer stated before she gives the staff report she needs to explain something to the Board. She said as they know they have a 21 day mailing notice requirement and the notices for this application should have gone out on February 17, 2017 but Mr. Gries misunderstood the application and he did not mail the notices until March 2, 2017, so he mailed them out ten days before this meeting but not the 21 days before per our rules. She said they are still missing at least five cards and he did look on the USPS website and it shows they have left a notice with the people to pick up their letters but they have not been picked up yet. She said the Board needs to decide whether they can hear this or whether it needs to be continued and new notices need to be sent out for next month.

Mr. Gentry said our rules used to be for ten days but we changed it to twenty-one days probably two years ago. He asked the Board's wishes.

Attorney Doll said this is in our Rules of Procedure which requires 21 day notice before the hearing to be sent by certified mail. He said there is a ten day publication rule but the certified mail rule is 21 days.

Mr. Gentry asked for Attorney Doll's advice.

Attorney Doll said he didn't think the notice requirement has been met and as a consequence of that he doesn't think it is eligible for consideration. He said he thinks it would need to be considered at the next meeting of the Plan Commission.

Mr. Gentry asked if new notices need to be sent out?

Attorney Doll said he thinks they need to be because it is going to be confusing because once those people pick up their letter and the date has passed and they may feel they don't have any further rights to appear and that could jeopardize their rights to due process so he thinks it needs to be re-noticed for the April meeting. He said that would be the safe answer to the question.

The President called for a motion.

Amanda Mosiman made a motion to table PP-17-03 until appropriate notification is made. The motion was seconded by Jeff Valiant and unanimously carried.

PP-17-04 – Replat of Lot 5 Kost Subdivision by Keith & Ashley McKinney. 11.99 acres located at the southern terminus of Kost Rd which is approximately 1500' S of the intersection of Kost Rd. & Beck Rd (N 925), Lot 5 Kost Subdivision, Greer Twp. *Advertised in the Standard March 2, 2017.*

Scott Buedel, Cash Waggoner & Associates was present.

The President called for a staff report.

Mrs. Lacer stated they have submitted all of the green cards from certified mail of notice to the adjacent property owners except for Bill Kruse and Phillip & Victoria Turner. She said they have the white pay receipts showing they were mailed to correct address and within the 21 day mailing deadline. She explained this property is zoned Agriculture and if septic sites are required each lot needs to be a minimum of 2.5 acres but if on sewer then the minimum lot area is ½ acre. She said there is no flood plain on the property and further stated this is an existing lot in an existing subdivision and was labeled not a building site. She said the purpose of this plat is to make the lot a building site. She said all twelve acres are in classified forest reserve now but they have filed to have it removed and according to the Assessor the paperwork has been sent off and they are awaiting confirmation from the Forrest Reserve. She added the Commissioners

ruled no improvements to Kost Road and the Drainage Board ruled no drainage plans required. She said they do have approved septic sites and Elberfeld has water lines in place and available for connection. She said this is a one lot residential subdivision and the plat is in technical conformity. She said that the property must be released from classified forest prior to secondary plat being recorded in order to have a building site.

Scott Buedel said this is just a single lot that is existing today but it was just labeled a non-building site when it was originally platted and they are trying to remove that designation and let them get going on building a house.

The President questioned if there is fifty feet of frontage on Kost Road.

Mr. Buedel said yes there is.

Bill Byers asked if it is possible that the land wouldn't be released.

Mrs. Lacer said they have already asked for the release and the Assessor's Office indicated that it was simply waiting on confirmation. She said she asked that same question and they told her it was highly unlikely that it wouldn't be approved.

Ascertaining there were no other questions from the Board and being no remonstrators present, the President called for a motion.

Bob Johnson made a motion to approve PP-17-04 conditioned the secondary plat is not recorded until the land is released from Forrest Reserve. The motion was seconded by Bill Byers and unanimously carried.

REZONING PETITIONS:

PC-R-17-02 –Petition of Zahoor Ismail to rezone 0.67 acres located on the N side of Camp Brosend Rd. approximately 0' N of the intersection formed by Old SR 261 & Camp Brosend Rd., Ohio Twp. from "A" Agriculture to "R-1" One Family Dwelling. *Complete legal on file. Advertised in the Standard March 2, 2017.*

Bill Bivins, ACCU Survey and Zahoor (Jay) Ismail was present.

The President called for a staff report.

Mrs. Lacer stated they have submitted all of the green cards except for Cherie Brawner, David & Aurelia Echardt and Marla Stamm. She said we do have the white pay receipts and the Post office website shows Brawner has been delivered and the other two have been notified the letter is waiting for pickup. She said Mr. Bivins didn't realize he sent a letter to Marla Stamm and so he also has a waiver from her. She said the ordinance requires a minimum frontage of 60' at the building line and a minimum square footage of 6,000 square feet. She said the Comprehensive Plan projects the area to be moderate to high density residential. She explained there are

currently two houses on the property and they plan on tearing the houses down and subdivide the property so they can build two new residences. She said the property to the north is "R-2" being Sunrise Manor Subdivision; to the west is some "R-1" being Green Springs Valley and also some "C-4" being Stonegate Square; to the south and east is Agriculture with residences. She said there is no flood plain on the property and it fronts on Camp Brosend Road. She said the stated use on the application is for residential which is allowed in that zoning. She added they will have to file a primary plat in order to divide the property and this rezoning is needed to allow for a smaller lot size in order to divide the lot into two pieces. She said the application is in order.

Bill Bivins said right now the property is out of compliance because there are two houses on one lot and they are going to correct that situation with a subdivision.

Jay Ismail said the houses were built in 1940 and they leak and right now there is no tax revenue and they are in bad shape. He said the property was passed on from his mother in law.

The President called for questions from the Board.

Jeff Valiant said just to be clear, they are going to tear down the existing houses and then rebuild on the two separate lots.

Attorney Doll asked if there is a drain running through the property.

Bill Bivins said it is a ditch but it is not a regulated drain.

Jay Ismail said the property does have sewer and water there.

Ascertaining there were no other questions from the Board and being no remonstrators present, the President called for a motion.

Bill Byers made a motion to recommend approval of PC-R-17-12 from "A" Agriculture to "R-1" to the County Commissioners. The motion was seconded by Jeff Valiant and unanimously carried.

The President stated this will be forwarded to the County Commissioners with a recommendation of approval at their meeting to be held in this room on April 10, 2017, at 4:00 p.m.

OTHER BUSINESS:

Lot 25, Lincolnwood Est. Phase 2 ~ ILP 17-045(16791) revoked ~ structure located in PUE

Mrs. Lacer stated they have a copy of a letter that was sent to the owner of the property. She explained the office had issued an Improvement Location Permit for a unattached accessory building but the problem is that when the plat was approved in 1994, right after it was recorded

the developer granted an additional public utility easement on the lot but didn't notify the office and so we weren't aware of the easement. She said it wasn't tied to the homeowner's deed either and when Don Gries with Easley Engineering did their certified plot plan for the building showing it was out of the flood plain, he didn't find the easement either. She said they weren't aware of the easement until Vectren contacted the office saying the garage was encroaching inside the easement. She said this isn't just a Vectren easement, it is a 30' public utility easement and it takes up a large amount of the yard. She said so we sent the owners a letter informing them they needed to be present this evening and that we were revoking their permit. Mrs. Lacer said they have received the preliminary paperwork to begin the process of vacating a portion of the easement from Mr. Gries.

Don Gries said letters to all of the affected utilities were sent out and to date they have received confirmation from Vectren, ATT and WOW that they are okay with the vacation of this, basically a triangle of the easement so they can continue with the construction. He said they are still awaiting response from water and sewer and as soon as they get letters from them they will be proceeding with filing for a vacation of that portion of the easement.

Guy Gentry asked if it is just going around the garage itself.

Don Gries said it is literally 20 square feet or less. He said Vectren is okay with it and they are actually the closest utility to the garage and they will have five feet of clearance and after that it increases from ten to twenty feet away from the edge of the structure. He said as soon as they receive letters from all of the utilities that are involved they will proceed with filing the vacation.

Mrs. Lacer said this is just for information to the Board. She said Sherri wanted to make sure the Board was aware of what was going on. She said they have revoked the permit and once the vacation is done they will have to obtain a new permit.

Morrie Doll questioned the plat not being amended.

Mrs. Lacer said the office had no idea that easement had been granted.

Morrie Doll said the plat should have been amended.

Mrs. Lacer said yes it should have but no one knew they granted an additional easement to have them amend the plat. She said this isn't the first time easements have been added to a plat after it was recorded.

Formal complaint: Wayne Ford, 8011 Ridgmont Dr., Broadview Subdivision Sec. 2D ~ Trash on porch and driveway

Mrs. Lacer said Sherri wanted this brought before the Board tonight and if they want to continue it and have a discussion about this next month you can about whether we should even be taking this kind of complaint. She said this is not a zoning violation. She said the cars do have items stored inside but there is no ordinance saying they can't store things inside their cars and park

them in their driveway. She said basically what is in the back yard are children's toys and leaves, etc. but it isn't a zoning violation. She said Sherri didn't think it was in violation so she wanted the Board to take a look at the photos and see how they wanted to proceed and possibly have a discussion on this next month.

Attorney Doll asked if they have heard from the property owner.

Mrs. Lacer stated they have not contacted the owner regarding this complaint but Mr. Ford did happen to call the office this afternoon asking what was required to obtain a permit for an accessory building.

Guy Gentry said maybe then he would have a place to store all that stuff. He said he did drive by and it is kind of trashy.

Mrs. Lacer said she did ask the owner what all the stuff in the back yard was when he called the office about the permit. She said he told her it was a bunch of broken toys.

Guy Gentry said that is pretty much what is on the front porch. He said the cars are stuffed with trash bags and he didn't know if it was clothes or what but it is not necessarily a salvage yard, it is just trashy and he didn't know if the ordinance covers that other than a nuisance.

Mrs. Lacer said that is what Sherri thought.

Attorney Doll asked if the cars were licensed.

Guy Gentry said there were plates but he didn't check close enough to see if they were current.

Mrs. Lacer said two of the cars were backed into the driveway and the Building Inspector didn't get photos of that.

Amanda Mosiman said the silver car is plated.

Mrs. Lacer said she thinks the ones parked on the street are plated.

Bill Byers asked how many cars are there.

Amanda Mosiman said there are four.

Attorney Doll said perhaps they want to continue this for a month and see if he does apply for a yard barn. He asked if he indicated he would be in for a permit.

Mrs. Lacer said he called and asked what was required to get a permit.

David Hachmeister said it looks like there is one already on the property.

Mrs. Lacer said again staff has not contacted him about the violation. She said this complaint is one of those gray areas in what we can really do. She said it doesn't fit as a zoning violation.

Amanda Mosiman said we don't want to be overstepping our bounds.

Mrs. Lacer said they can't tell people they have to pick up their kid's toys and rake their leaves.

Bob Johnson said no because when would it stop.

Bill Byers asked who filed the complaint, a neighbor.

Guy Gentry said a neighbor at 8077 and this house is 8011.

Amanda Mosiman asked if the subdivision has a home owners association.

Mrs. Lacer said she didn't think so because it is an older subdivision and most of the older subdivisions don't have a homeowners association.

Jeff Willis made a motion to find the property not in violation. The motion was seconded by Bob Johnson and unanimously carried.

Mrs. Lacer asked if they want this back on the agenda for discussion next month, not this particular property but a discussion.

Attorney Doll said not if it isn't in violation. He said that was a decision about the complaint so we need to write them a letter and tell them the Board found them not in violation.

Amanda Mosiman said and explain why.

Bill Byers said and write Mr. Fite a letter and tell him as well.

Pecan Mobile Home Park ~ Division of property

Mrs. Lacer said in their packets they have a couple of maps and papers from a site review that was held. She said the plat was recorded in 1971 and the property ran from Lenn Road on the west to SR 66 on the east. She said the east end of the property was designated as two outlots and Pecan Lane ran between them. She said in 2002 Evansville Mobile Home Associates, LP sold part of the property to Pecan Mobile Home Association, LLC. She said they did not convey the outlots at that time. Mrs. Lacer said in 2005 the State took approximately one acre along SR 66 for additional right of way (Marked in pink) leaving approximately 1.08 acres of the outlots. She said that property went on tax sale in 2014 and was purchased by Glendell Hammers. She said the property is currently in the name of GHL Investment Enterprise LLC and it is for sale.

Mrs. Lacer said Julie Bath and Dennis West came in for a site review in January to discuss Ms. Bath purchasing the property and building a personal self-storage. She said Mr. West came as a representative of the owner and at that first meeting they were told they would have to rezone the property to "C-3" and they needed to check with the State regarding the entrance and Sherri would check with Morrie to see if they would need to do a major subdivision since the property was not divided per the Ordinance. She said it was Morrie's advice they would need to do a subdivision. She said Mr. West came back for another meeting in February because the mobile home park will not cooperate and it was suggested he come before the Board to explain the situation and possibly get Morrie to write a letter to the mobile home park to force them into compliance.

Attorney Doll said what has occurred here is at some point in time in the past, unbeknownst to the parties that are here before you today, they just arbitrarily severed outlots 1 and 2 on their own without subdividing the plat. He said so legally as we stand here today, outlot 1 and outlot 2 is still in that same subdivision, now the question also gets to be is Pecan Lane. He said according to the plat it was not dedicated which means the question is if they didn't subdivide it can the owners of outlot 1 and outlot 2 close Pecan Lane. He said that appears to be one of the two major accesses to the mobile home park. He said it is a mess and it should have been done correctly to begin with; if it was done correctly to begin with perhaps Pecan Lane, at least through outlot 1 and outlot 2 could have been publically dedicated. He said it needs to be a subdivision; it needs to be carved away from the mobile home park. He said apparently now the mobile home park, I don't know, the representation is they are not interested in co-operating – whatever that means, but an amended plat ought to be done severing outlot 1 and outlot 2 from the rest of it and creating its own subdivision.

Mrs. Lacer asked Dennis West what the State said about the entrance to the property off SR 66.

Dennis West said the entrance is more than efficient for the "C-3" zoning they were told they needed.

Attorney Doll said the rezoning of outlot 1 and outlot 2 would take the consent or participation of the owner of the mobile home park as it currently stands.

Guy Gentry said that is the problem he thinks they are having.

Dennis West said the owners won't even give them any contact. He said they have an office in Chandler because they have other mobile home parks in the area and they work out of that office. He said there is a young girl who works in there who is a good Christian and said more than she should but basically they are not going to cooperate even though said they did all this mess. He said when they acquired this property on the tax sale it was in a person's name which was not either owner and it had been in that name since 1997 and you know who got the check, the trailer park got the check so they are the ones who let the piece go. He said they contacted that young

girl and she contacted the office he thinks. He said from the last meeting he went to it sounds like she had talked to the girls in the office.

Mrs. Lacer stated no one has contacted the Plan Commission office to her knowledge.

Amanda Mosiman said so right now they own the outlots because it went on a tax sale.

Dennis West said yes and a correction on what they want to do there; it is not a storage building. He said they restore early model Hondas and wants to put up a building like a hobby shop for himself. Mr. West said they have been looking a long time and likes the location of this property.

Attorney Doll asked if they have the deeds showing who actually severed the property.

Mrs. Lacer said she has the deeds with her. She said Evansville Mobile Home Park did it in 2002. She said an individual did own the property back in the 1990's and she thinks the name was Alvey but Evansville Mobile Home Park Association LP conveyed and warranted to Pecan Mobile Home Association LLC the trailer park portion in 2002. She said they left the outlots in Evansville Mobile Home Park Association LP name and apparently they quit paying taxes on it. She said in 2014 it went up on tax sale and Mr. Hammers purchased the property and he has transferred it over to a corporation name.

Attorney Doll said he is assuming the limited partnership of Evansville Mobile Home Association doesn't exist or isn't around anymore.

Mr. West said he thinks they just changed names like seven times. He said it all goes back to the same owners. He said when they first talked to the girl at the office they told her what was going on and they had someone interested in buying it and the next time they talked to her the owners response was, "Well, we are not going to have a pole barn in front of our trailer park."

Guy Gentry said it is behind it really.

Mr. West said it is behind it because they changed their legal entrance to the other end. He said they let the property go but they are still controlling it basically.

Attorney Doll said his advice is it needs to be fixed and perhaps one of the ways to fix it would be to table it tonight and let us send a notice to the Pecan Mobile Home Association LLC and strongly suggest they appear at the next month's meeting to explain how they did or how they participated or how they became the ultimate owner of a piece of property that was illegally subdivided. He said at that point in time we might give them a period of time to come into compliance by filing a replat that severs these two outlots as a subdivision. He said right now no one can use this property unless they – what is the zoning.

Mrs. Lacer said it is "R-MH".

Attorney Doll said so the only thing it can be is a mobile home park. He then said even though the mobile home association has indicated an unwillingness to cooperate with Mr. West they might have a different opinion about willingness to cooperate if we invite them to attend a meeting.

Dennis West said they are moving in new trailers all the time and they still have to get electric permits and stuff so they do have a little control over them.

Attorney Doll said this Board doesn't have any jurisdiction over withholding permits.

Bill Bivins, ACCU Survey asked how wide the entrance is on the property.

Guy Gentry said the plat shows a thirty foot street.

Bill Bivins said they might check the State's entrance there to see if they had enough room on each side of their property to get each lot and stay off the private street. He said the entrance is the State's.

Attorney Doll said but they still have to rezone it and how are you going to rezone it with it still being a part of their plat.

Guy Gentry said they need to get it separated off there if there is any way to do that.

Amanda Mosiman asked what they use the outlots for now.

Guy Gentry said nothing.

Mr. West said they had an excavator to clean it up because it had grown up.

Guy Gentry asked if there was a gate there at one time.

Mr. West said they did. He said he thinks that was when they changed their entrance so they could keep traffic from going through.

Bill Byers asked if South Street is private or a dedicated street.

Guy Gentry said they are all private.

Mr. West asked if it made any difference that the piece they have is the other piece.

Attorney Doll said it is on the plat. He said the only thing they might be able to do is file a quiet title action and ask for the court to determine the proper owner of the property and to sever it and to appoint a commissioner to sign the petition to replat it. He said he thinks they could do that but that is a private remedy. He said they can't just artificially sever it unless the rest of the plat participates in that and so the only thing they might be able to do is to write them a strongly

worded letter and tell them we found them in violation of an illegal severance and ...was it illegally severed if it was sold at a tax sale?

Mrs. Lacer said it was severed in 2002 and it didn't go on tax sale until 2012.

Guy Gentry said they just sold part of it.

Attorney Doll said they sold the mobile home park and kept the outlots but can't you do that? He said they are separate lots so maybe it isn't an illegal severance but...

Guy Gentry said but then they quit paying taxes on the other and so they should no longer be able to control it.

Attorney Doll said he is not so sure it is an illegal severance but it is a problem because it renders a piece of property virtually unusable and there ought to be a way to fix that and they could either send a letter to them and point out the fact that they...we either need their cooperation to fix it or else you could proceed to file a quiet title action and fix it with the courts.

Mr. West said they won't spend that kind of money on it.

Attorney Doll said he didn't know how valuable this property is to them but he wants him to understand that if they write them a letter and try to compel them to be here if they want to cooperate maybe they will and maybe they can fix it but if they choose not to cooperate I am not sure this Board is going to be willing to jump into a lawsuit to fix the problem.

Mr. West said so with no cooperation what can they do?

Attorney Doll said it is a Mexican Standoff, pardon the racial commentary, but it is a situation where it was meant to be one piece of property for a long period in time until in such period in time the people who owned the trailer park sold voluntarily outlots 1 and 2 and consented to the rezone but they didn't do it that way. He said the old company kept the outlots and sold the trailer park off which may have been one and the same organization anyway.

Guy Gentry said he thinks at one time way back there were mobile homes out front too.

Mr. West said he didn't think there were ever mobile homes located on this part.

Guy Gentry said he must be thinking about the property farther south.

Attorney Doll said so it has just happened to be a collection of unintended consequences that has rendered these two lots unusable on a very important thoroughfare. He said so his recommendation they table this for a month and Sherri and he get together and they try to get the owners of Pecan Mobile Home Park to respond to them about their willingness to cooperate with

the rezoning of the front and if they won't then he still has the private remedy if he wishes to go to court.

Mrs. Lacer asked about the road bisecting the two outlots and she thinks they only want one piece of property.

Mr. West said it is only deeded as one piece of property. He said it is not deeded as two pieces. He said he didn't think it is the same boundary as the outlots done in the 1970's either.

Attorney Doll asked if he has had it surveyed.

Mr. West said he has not.

Attorney Doll said they can't fix this tonight and he thinks the best advice is to attempt to get the cooperation of the Pecan Mobile Home Association LLC and if we can that may be the quickest easiest way to fix the problem and if we can't, short of him filing suit in quiet title, I am not sure there is a way to fix it. He said a court in a quiet title action has the authority to appoint a commissioner of the court to execute documents to rectify title and other related problems. He said that is within the confines of the equities that the court can do and so they can actually appoint someone and documents could be filed to replat it and separate it and rezone it and do all of the things you need to do. He said perhaps Mr. Bivins could be appointed and then under court order he would be authorized to sign all of the documentations and they would have certified copy of the court order and Mr. Bivins signature and they could fix the problem. He said a quiet title action is also a way to fix this if they choose to do that. He said he would need to consult with their own private attorney about how to do that and what needs to be done.

Bill Bivins said if the last owner of the two outlots ...

Attorney Doll said Evansville Mobile Home Association LP.

Mr. Bivins said they may not even be alive any more.

Attorney Doll said he would bet they are not legally still in existence as a partnership.

Mr. Bivins said if they would just release and

Mr. West said it all goes back to the same thing.

Attorney Doll said it still has to be re-platted or rezoned or both.

Mr. Bivins said if they would release it to the point where we could do that; if they would just get out of it completely – including the private road.

Attorney Doll said their interests were terminated when it was bought on tax sale. He said he is the legal owner; the problem is the plat.

Bill Bivins said then they would own the private road.

Guy Gentry said he would say he owns the private road.

Attorney Doll said they don't know that. He said if they look at the plat it doesn't show that it is an easement or a right of way. He said it is not a dedicated road – what is it?

Guy Gentry said it is property he owns as far as he is concerned.

Attorney Doll said does he own to the center of it.

Guy Gentry said he owns both sides.

Attorney Doll said he understands, then he should own to the center on one side and the center on the other but until you survey it...

Guy Gentry said no, he didn't buy two lots, he bought one entire lot.

Attorney Doll said that is a mess. He said he still thinks the best solution is to try to get some cooperation out of Pecan, even though Mr. West hasn't had any luck, maybe a letter from him and Sherri will convince them to be present at the next meeting and they can at least have a conversation if they are willing to participate in a replat and rezone of those two lots. He said they could stay a part in that subdivision.

Guy Gentry said if they allow the rezoning.

Attorney Doll said but he doesn't know what they have; is it one lot or two and is there a road or not a road. He said he thinks a re-plat into a single lot without a street and a rezone would be the right thing to do. He said that would solve this problem.

Amanda Mosiman said we don't need this in the form of a motion do we.

Attorney Doll said no, just a motion to table.

Mrs. Lacer said she thinks Pecan wants to be able to access the highway and they may not want to let go of that ability.

Mr. West said he didn't think that would be a problem if they were interested in buying the property.

Guy Gentry said if it was his property he would have a fence up along the back of it until they wanted to comply with him.

Mr. West said if it is his drive he will be shutting it off pretty quick.

Attorney Doll said Mr. Bivins will have to advise him as to whether it is his or not because it depends on where the property lines are. He said he agrees that a fence might change a lot of attitude.

Mr. West said that might be a good idea.

Guy Gentry said that was his personal opinion not an official one.

Amanda Mosiman made a motion to table Pecan Mobile Home Park to the next meeting and have Attorney Doll send them a letter.

Attorney Doll asked Mr. West if he would be back in April.

Mr. West answered yes.

Attorney Doll said if for some reason you get more cooperation in the meanwhile please let Sherri know so we can remove it from the agenda.

Mr. West said he didn't think that will happen.

Attorney Doll said well if he puts up a fence he might be surprised.

The motion was seconded by Bob Johnson and unanimously carried.

ATTORNEY BUSINESS:

None.

EXECUTIVE DIRECTOR BUSINESS:

None.

Being no other business the meeting adjourned at 6:45 p.m.

Guy Gentry, President

ATTEST:

Sherri Rector, Executive Director